



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

**JUNE 3, 2004**

**PRESENT:** Cain, Kennett, Martin, Pyle

**ABSENT:** None

**LATE:** Fruit

**STAFF:** Senior Planner (SP) Linder

### REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

### MINUTES:

**APRIL 15, 2004:** **BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE APRIL 15, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES:** CAIN, , KENNETT, MARTIN, PYLE

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** FRUIT

**MAY 6, 2004:**           **BOARD MEMBERS CAIN/KENNETT MOTIONED TO APPROVE THE MAY 6, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:**

**AYES:**           **CAIN, , KENNETT,**  
**NOES:**           **NONE**  
**ABSTAIN:**   **MARTIN, PYLE**  
**ABSENT:**   **FRUIT**

**MAY 20.2004:**       **BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE MAY 20, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:**

**AYES:**           **MARTIN, PYLE**  
**NOES:**           **NONE**  
**ABSTAIN:**   **CAIN, KENNETT**  
**ABSENT:**   **FRUIT**

**SUBCOMMITTEE:**

1. E. Dunne Ave-Bldg. A of the Lawrence Oak Center, tree removal request.
2. E. Third-Yo Bon Awnings at train station
3. Coyote Estates-Use of Mirasol plans.

**NO COMMENTS**

**BOARD MEMBER FRUIT WAS SEATED AT 7:24.**

**NEW BUSINESS**

**BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.**

1.    **SITE REVIEW, SR-04-05: BARRETT-MARRAD(DITRI):** A request for site, architectural and landscape plan approval for a 16-lot single family development proposed on a 5-acre parcel located on the north side of Barrett Ave., between the Barrett Elementary School and the Jehovah's Witnesses Church in the R-1 (7,000)/Residential Planned Development zoning district.

**Recommendation:**   Approval subject to the conditions contained within Resolution No. 04-016.

**BOARD MEMBER CAIN/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 04-016  
SUBJECT TO THE FOLLOWING MODIFICATIONS:**

**Modify “XXIII OTHER CONDITIONS” as follows:**

XXIII. OTHER CONDITIONS:

- \_\_\_\_1. The following modifications shall be made to the architectural plans prior to the issuance of a building permit:

**Each elevation style shall have a garage door which matches the architectural style of the elevation.**

- Plan 2400: Elev. a, rear side: Provide a pair of shutters on an upper story window.  
Elev. b, left side: Extend stone veneer to fence line.  
Elev. b, right side: Extend stone veneer to ~~door way~~, **stoop at doorway and** around den/study wall and terminate at ~~living room~~ **fence line.**
- Plan 2800: Elev. a, ~~front side~~ **left side**: Provide a pair of shutters on an upper story window  
Elev. b, left side: Extend stone veneer along garage to fence line.  
~~Provide different style garage door.~~
- ~~Plan 3200: Elevations a & b look too similar. Consider alternative designs for the front and garage doors, window sills, chimney style and the window shape on the tower element.~~
- Plan 3200: Elev. a, shall be modified to include detailing typical of the “Monterey Style” architecture which includes recessed windows/doors with rolled back plaster & trim.**
- Duet: Elevation b: Extend brick veneer to fence line.

**Delete condition VIII. B. of the Housing Conditions.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE, CAIN**  
**NOES: NONE**  
**ABSTAIN: KENNETT**  
**ABSENT: NONE**

**BOARD MEMBER KENNETT RETURNED TO HER SEAT**

2. **SITE REVIEW, SR-00-40: BERKSHIRE-SINGH DETAIL REVIEW OF LANDSCAPE PLANS:**  
A request for approval of landscape plans for a four unit single family development approved on the north east corner of the intersection of Llagas Rd. and Hale Ave. Revised landscape plans were required as a condition of the project’s initial site review application approval.

**Recommendation:** Approve plan detail by minute action.

**BOARD MEMBER PYLE/CAIN MOTION TO APPROVED THE LANDSCAPE PLAN  
DETAILS WITH THE FOLLOWING MODIFICATIONS:**

1. A uniform street tree shall be provided for each lot. The designated street tree shall be the Sycamore and shall be planted in accordance with the City's street tree planting standard.
2. The Chinese Junipers proposed next to the driveway on lot 4 shall be replaced by a smaller lower growing shrub that is a better fit for the area.
3. The shape of the lawn areas shall be clearly defined. Blanks within planter areas shall be addressed with shrubs and ground cover.
4. The proposed wall shall be placed outside of any public utility or service easements. Any adjustment to the landscape plan that result from an adjustment to the wall placement shall be reviewed and approved by staff.

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES: FRUIT, MARTIN, PYLE, CAIN, KENNETT**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**ANNOUNCEMENTS: NONE**

**ADJOURNMENT:** Chair Martin adjourned the meeting at 8:20 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**